

For Lease

Colliers



2,400 SF – 44,210 SF Available

# Cox Creek Station

354 Cox Creek Parkway  
Florence, AL 35630

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# Property Highlights

**Recent Improvements** – In 2023 the parking lot was sealed and restriped. Also in 2023, ownership spent over \$100,000 repairing and improving the membrane roof.

**Retail Hub** – Cox Creek Parkway is the main retail corridor for the Florence-Muscle Shoals MSA, containing over 2 million SF of retail space in a 1.5 mile stretch between Darby Drive and Florence Blvd. This stretch represents approximately 25% of the entire MSA's retail inventory.

**Neighboring Top Retailers** – Both the Home Depot and Renaissance City Center (Publix-Anchored) access Cox Creek Parkway through Cox Creek Station's parking lot. Other notable neighbors include: the Florence Mall, Walmart, Sam's Club, Target, Dicks Sporting Goods, Ulta Beauty, Five Below, Petco, Kohls, Big Lots, Texas Roadhouse, Chick-fil-a, Chipotle, among many others.

**Regional Draw** – Florence is located in the Northwest Alabama's "Shoals" area, and is the largest city in the region. The Property is only 11 miles from the Tennessee line and 28 miles to Mississippi. Given the lack of national retailers in neighboring cities, Florence pulls shoppers from a large tri-state trade area.



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**ROSS**  
DRESS FOR LESS

SHOE STATION

17,542 SF

26,668 SF

**CATO**  
Home Goods & More

2,400 SF

**THE HOME DEPOT**

Cox Creek Station

SEVEN B BREW

McDonald's logo

Publix

Cox Creek Pkwy

Site Plan



26,046  
Cars Per Day

Exclusively Marketed by  
**Colliers | Alabama**

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